

Exhibit A
Scope of Work
Former Industrial Asphalt Site/Vulcan Materials Company
Supplemental Site Investigation/Human Health Risk Evaluation
Agreement Addendum
June 2006

The Scope of Work for this Agreement Addendum will consist of the following tasks:

1. **Scoping Meeting** between the Proponent and DTSC to discuss the details of the work plan for the supplemental site investigation and the Human Health Risk Assessment;
2. **Supplemental Site Investigation Work Plan** will be forwarded to DTSC for review and comment. At a minimum, the Work Plan will address:
 - a. Soil matrix and soil vapor sampling, specifically addressing the historic UST releases that may have created a "smear" zone of subsurface soils due to significant fluctuations of ground water;
 - b. Groundwater sampling and assessment; and,
 - c. Characterizing the nature and extent of road oil impregnated base rock or asphalt, buried at the site, due to overlays of on-site fill material graded over the site.
3. **Human Health Risk Assessment Work Plan** will be forwarded to DTSC for review and comment. A scoping meeting shall be held to discuss how the risk assessment will be conducted for this Site
4. **Supplemental Site Investigation Work Plan Implementation** will occur upon DTSC approval of the Work Plan;
5. **Supplemental Site Investigation Report** will be submitted for DTSC review and comment within 45 days of completion of field activities;
6. **Human Health Risk Assessment Report** will be submitted for DTSC review and comment within 45 days of completion of field activities, and may be presented under the same cover as the Supplemental Site Investigation Report. The report will be prepared consistent with U. S. EPA Risk Assessment Guidance for Superfund (EPA/540/1-89/002) and DTSC Supplemental Guidance for Human Health Multimedia Risk Assessments of Hazardous Waste Sites and Permitted Facilities. The HRA report must include the following components:
 - (a) Contaminant Identification
 - (b) Exposure Assessment
 - (c) Toxicity Assessment
 - (d) Risk Characterization
 - (e) Environmental Evaluation
 - (f) Soil and Groundwater Remediation Goals

EXHIBIT B
COST ESTIMATE WORKSHEET
VOLUNTARY CLEANUP AGREEMENT
Rev 1: June 20 2006
Project Name: Former Industrial Asphalt
Site Code: 401036-11

Title	VCP Coord.	Project Manager		Supervisor		Toxicology	Geology	Industrial Hygiene	HQ Engring	Public Particip	HQ CEQA	Legal	Clerical
Classification	Sr. HSS	HSS	HSE	HSSII	HSEI	Staff Toxicologist	Eng Geol.	Assoc IH	HSE	PPS	AEP	Staff Counsel	WPT
TASK:													
Agreement Prep./Negotiation	4			2									
Scoping Documents: HSP/SAP/QAP													
Review of existing data and Preliminary Endangerment Assessment (PEA) equivalent documents ¹						4							
Supplemental Site Investigation ²													
- Workplan		30		8		8	24						
- Implementation		8				4	8						
- Report		20		2			16						
Risk Assessment ³		24				40							
Public Participation													
CEQA													
FS/Remedial Action Plan													
Implement Removal Action													
Design													
Certification													
Deed Restriction													
Operation & Maint.													
Total No. Hours/Class	4	82	0	12	0	56	48	0	0	0	0	0	0
Hourly Rate/Class	\$127	\$110	\$129	\$158	\$144	\$149	\$129	\$103	\$129	\$103	\$108	\$186	\$67
Cost/Class	\$508	\$9,020	\$0	\$1,896	\$0	\$8,344	\$6,192	\$0	\$0	\$0	\$0	\$0	\$0
Contingency (10%)	\$2,596												
Grand Total Cost	\$28,556												
Advance Payment	\$14,278												

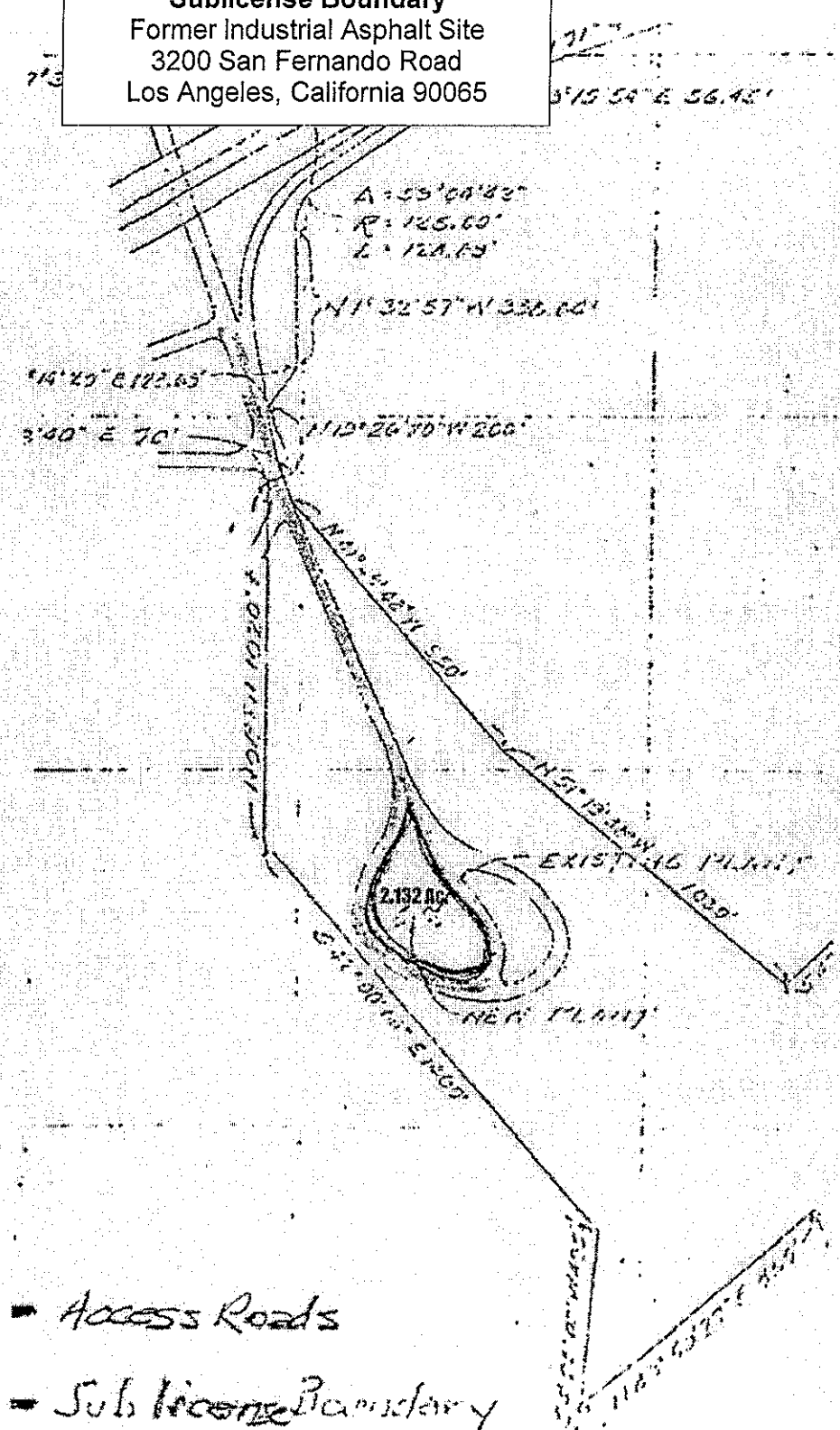
Notes:

1. This task will include a review of the PEA, if needed. This task assumes that any new information will be included in the Work Plan.
2. This task includes a reasonable number of hours for internal and external discussion, a scoping meeting, and other activities needed to develop a work plan to ensure that project objectives of characterization of soil, soil vapor, and groundwater matrices are met.
3. The Proponent has requested that the Amendment address project tasks through the completion of a Risk Assessment. Additional activities, if needed, will be addressed via another Amendment.

Former Industrial Asphalt Site
Agreement Addendum-June 2006

C:\Documents and Settings\MTasni\My Documents\Industrial Asphalt\Industrial Asphalt VCA Amendment Rv3.doc

Figure 1
Sublicense Boundary
 Former Industrial Asphalt Site
 3200 San Fernando Road
 Los Angeles, California 90065



- Access Roads
- Sublicense Boundary



Linda S. Adams
Secretary for
Environmental Protection



Department of Toxic Substances Control

Maureen F. Gorsen, Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

January 22, 2007

Mr. Brian Anderson
Director of Environmental Affairs
Vulcan Materials Company
Western Division
3200 San Fernando Road
Los Angeles, California 90065

NO FURTHER ACTION DETERMINATION - FORMER INDUSTRIAL ASPHALT PLANT
SITE, 9010 EAST SANTA ANA CANYON ROAD, ANAHEIM, CALIFORNIA 92808

Dear Mr. Anderson:

The Department of Toxic Substances Control (DTSC) has reviewed the Site Investigation Report (Report) for the subject property, prepared by the Leu Group, dated November 2006. The purpose of the Report is to provide DTSC the results of a detailed investigation of the subsurface beneath the site. This Report fills existing data gaps with soil matrix, soil vapor, and groundwater sampling results from beneath strategic locations at the site. This data has been used to evaluate the threat to state waters and to determine if the site poses a risk above acceptable levels for residential development. Based on the information provided by the Leu Group, DTSC determined that no further remedial action is required at the subject property. Therefore, DTSC considers the Report complete.

Elevated concentrations of arsenic were detected in the underlying groundwater during the investigation of the site. DTSC does not believe this concentration was result of the past activities at the Industrial Asphalt site. Notification of the finding will be provided to the Santa Ana Regional Water Quality Control Board for their evaluation.

As with any real property, if previously unidentified contamination is discovered on the property in the future, additional assessment, investigation and/or remediation may be required.

Mr. Brian Anderson
January 22, 2006
Page 2

Thank you for your diligence in protecting public health and the environment at this site. If you have any questions regarding this letter, please contact me at (714) 484-5459 or Mr. Johnson P. Abraham, Project Manager at (714) 484-5476.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. M. Cota', with a long horizontal flourish extending to the right.

Thomas M. Cota, Chief
Southern California Cleanup Operations Branch-Cypress Office

cc: Mr. Brian Ferris
Vulcan Materials Company, Western Division
3200 San Fernando Road
Los Angeles, California 90065

Dr. David Leu, Ph.D., President
The Leu Group
33725 Magellan Isle, Suite 100
Monarch Beach, California 92629

Mr. Bob Holub
Santa Ana Regional Water Quality Control Board
3737 Main Street, Suite 500
Riverside, CA 92501-3348



Terry Tamminen
Agency Secretary
Cal/EPA



Department of Toxic Substances Control

Edwin F. Lowry, Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

June 1, 2004

Mr. Brian Ferris
Vulcan Materials Company
Western Division
3200 San Fernando Road
Los Angeles, California 90065

PRELIMINARY ENDANGERMENT ASSESSMENT REPORT VOLUNTARY CLEANUP
AGREEMENT FOR THE FORMER INDUSTRIAL ASPHALT PLANT (DOCKET NO.
HSA-A 02/03-005), LOCATED AT 9010 EAST SANTA ANA CANYON ROAD,
ANAHEIM, CALIFORNIA 92808

Dear Mr. Ferris:

On October 29, 2003, the Department of Toxic Substances Control (DTSC) provided its comments regarding the Preliminary Endangerment Assessment (PEA) equivalent report for the subject site. In a letter dated December 1, 2003, Ms. Ann M. Holbrow, Geomatrix Consultants, Inc. replied that the written response would be submitted to DTSC in the beginning of January 2004. However, DTSC has not yet received the written response. In response to our follow up inquiries, on March 15, 2004, Ms. Holbrow replied that the project was put on temporary hold by her client and that she expected it to be released in 120 days.

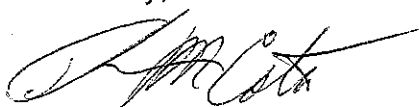
The Voluntary Cleanup Agreement (VCA) requires timely submittals and responses to DTSC comments, but this has not occurred. Additionally, based on a review of the information provided to date, DTSC has determined that further investigation and/or remediation at the site is necessary. Therefore, DTSC considers the Preliminary Endangerment Assessment (PEA) complete, with further action required. This decision will be reflected in DTSC's existing CalSites database. Please be advised that if you intend to proceed in conducting additional site characterization activities, the existing agreement can be utilized with an amendment in the Scope of Work.

6/2/04

Mr. Brian Ferris
June 1, 2004
Page 2 of 2

If you have any questions regarding the "further action" or need to meet with us to discuss additional site characterization activities, please contact me at (714) 484-5459 or Mr. Johnson P. Abraham, Project Manager at (714) 484-5476.

Sincerely,



Thomas M. Cota, Chief
Southern California Cleanup Operations Branch-Cypress Office
Site Mitigation and Brownfields Reuse Program

cc: Mr. Peter Changala
The Irvine Company
550 Newport Center Drive
Newport Beach, California 92660

Mr. Bryan Austin
The Irvine Company
550 Newport Center Drive
Newport Beach, California 92660

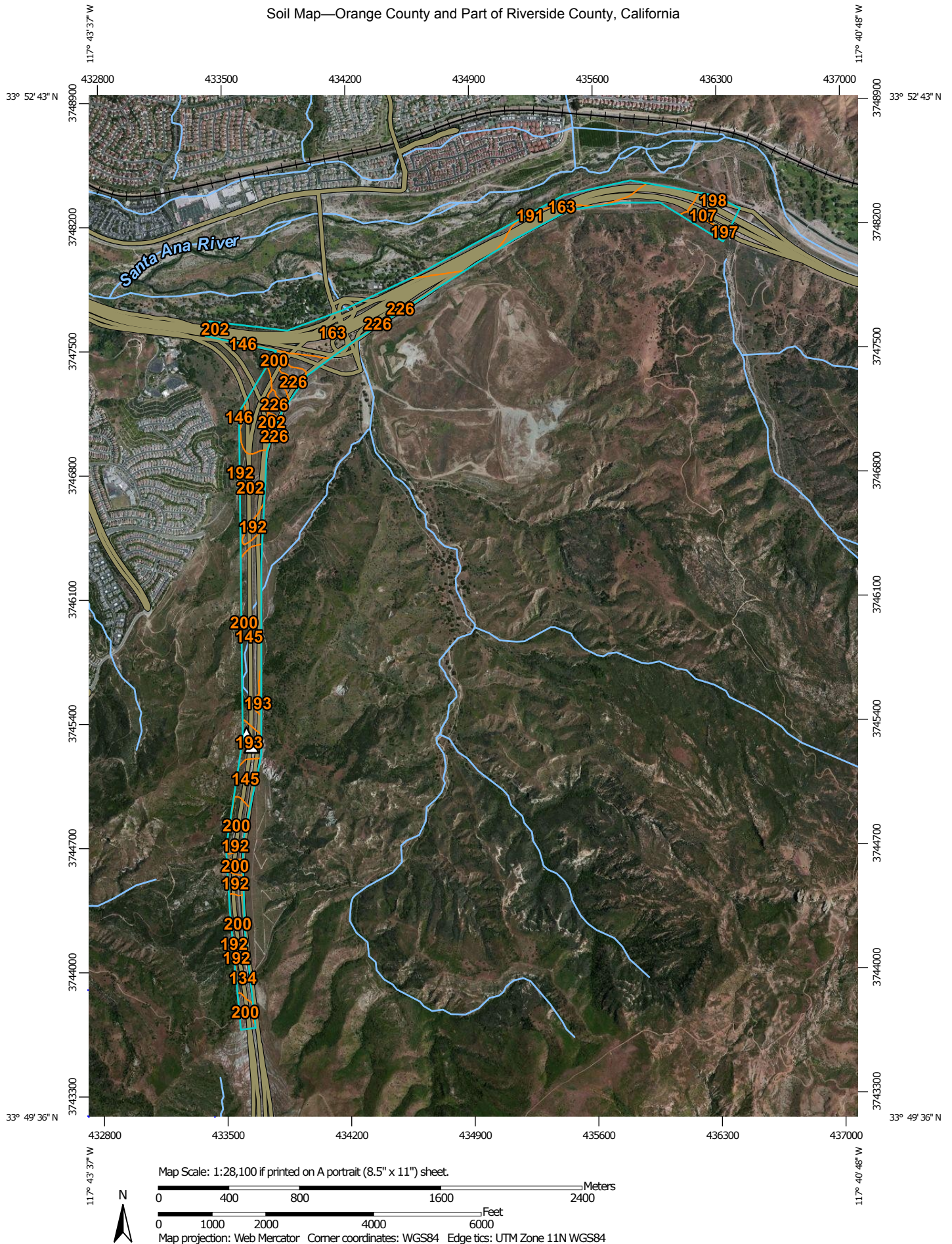
Ms. Ann Holbrow
Geomatrix Consultants, Inc.
2101 Webster Street, 12th Floor
Oakland, California 94612

Mr. Tony Daus
Geomatrix Consultants, Inc.
330 West Bay Street, Suite 140
Costa Mesa, California 92627

Ms. Tina Diaz
VCA Coordinator
Southern California Cleanup Operations Branch
Department of Toxic Substances Control
1011 North Grandview Avenue
Glendale, California 92101

Appendix C Documentation

Soil Map—Orange County and Part of Riverside County, California



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

9/26/2013
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Orange County and Part of Riverside County, California

Survey Area Data: Version 5, Sep 10, 2008

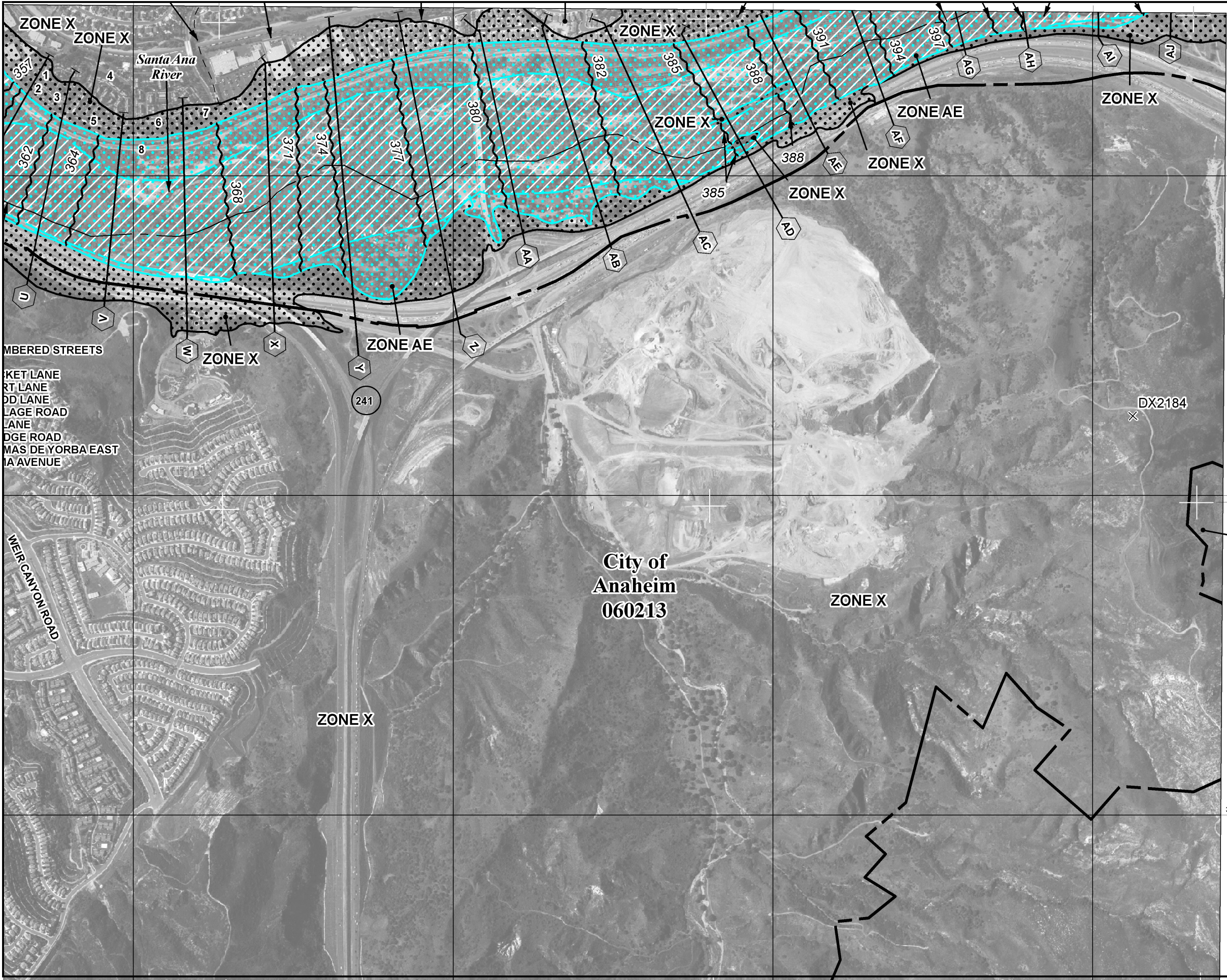
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 3, 2010—Jul 3, 2010


The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Orange County and Part of Riverside County, California (CA678)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
107	ANAHEIM LOAM, 30 TO 50 PERCENT SLOPES	3.2	1.5%
134	CALLEGUAS CLAY LOAM, 50 TO 75 PERCENT SLOPES, ERODED	4.1	1.9%
145	CIENEBA-ROCK OUTCROP COMPLEX, 30 TO 75 PERCENT SLOPES	32.5	14.8%
146	CORRALITOS LOAMY SAND	14.3	6.5%
163	METZ LOAMY SAND	67.4	30.6%
191	RIVERWASH	21.6	9.8%
192	ROCK OUTCROP-CIENEBA COMPLEX, 30 TO 75 PERCENT SLOPES	7.4	3.4%
193	SAN ANDREAS SANDY LOAM, 15 TO 30 PERCENT SLOPES	6.5	2.9%
197	SOBOBA GRAVELLY LOAMY SAND, 0 TO 5 PERCENT SLOPES	0.5	0.2%
198	SOBOBA COBBLY LOAMY SAND, 0 TO 15 PERCENT SLOPES	8.6	3.9%
200	SOPER LOAM, 30 TO 50 PERCENT SLOPES	28.8	13.1%
202	SOPER GRAVELLY LOAM, 30 TO 50 PERCENT SLOPES	17.1	7.8%
204	SOPER-ROCK OUTCROP COMPLEX, 30 TO 75 PERCENT SLOPES	0.7	0.3%
226	YORBA COBBLY SANDY LOAM, 30 TO 50 PERCENT SLOPES	7.2	3.3%
Totals for Area of Interest		220.0	100.0%



National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 1000'

0000

010002000

FEET

010002000

METERS

NFIIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0180J

FIRM

FLOOD INSURANCE RATE MAP

ORANGE COUNTY,
CALIFORNIA
AND INCORPORATED AREAS


PANEL 180 OF 539

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ANAHEIM, CITY OF	060213	0180	J
ORANGE COUNTY	060212	0180	J
ORANGE, CITY OF	060228	0180	J
YORBA LINDA, CITY OF	060238	0180	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER

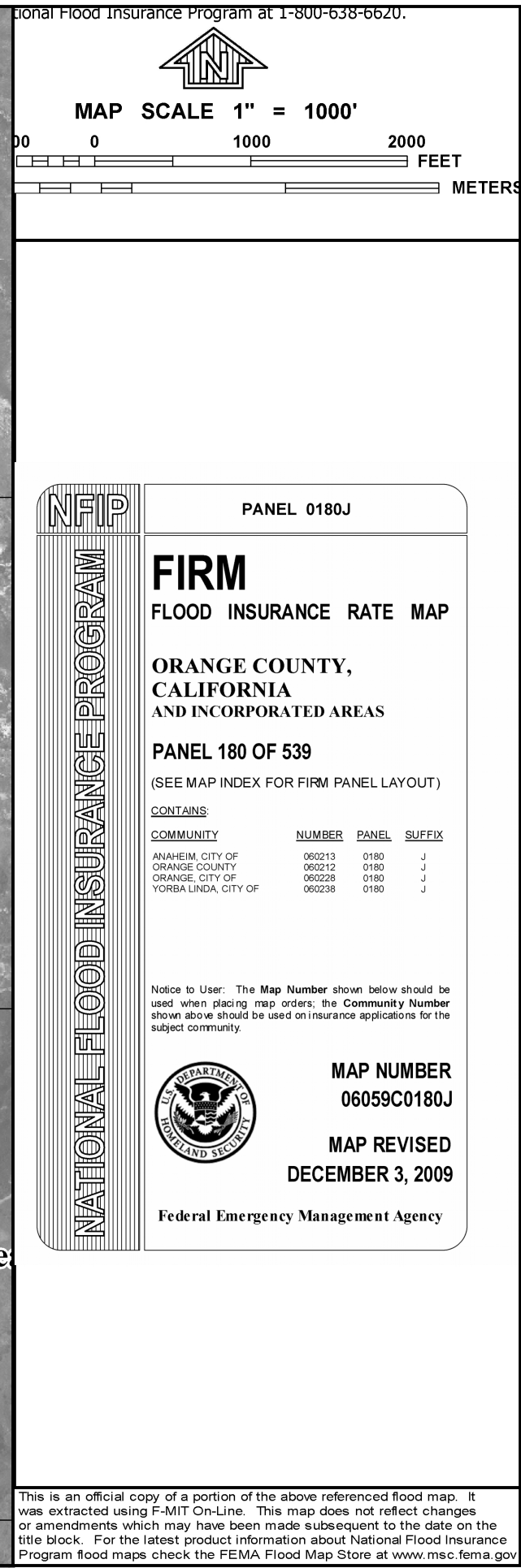
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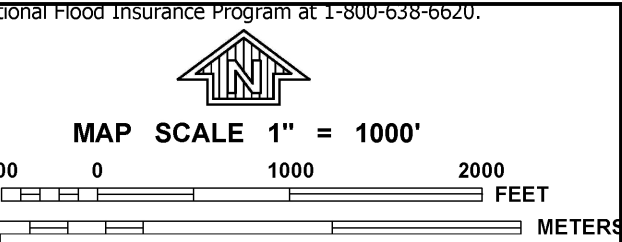
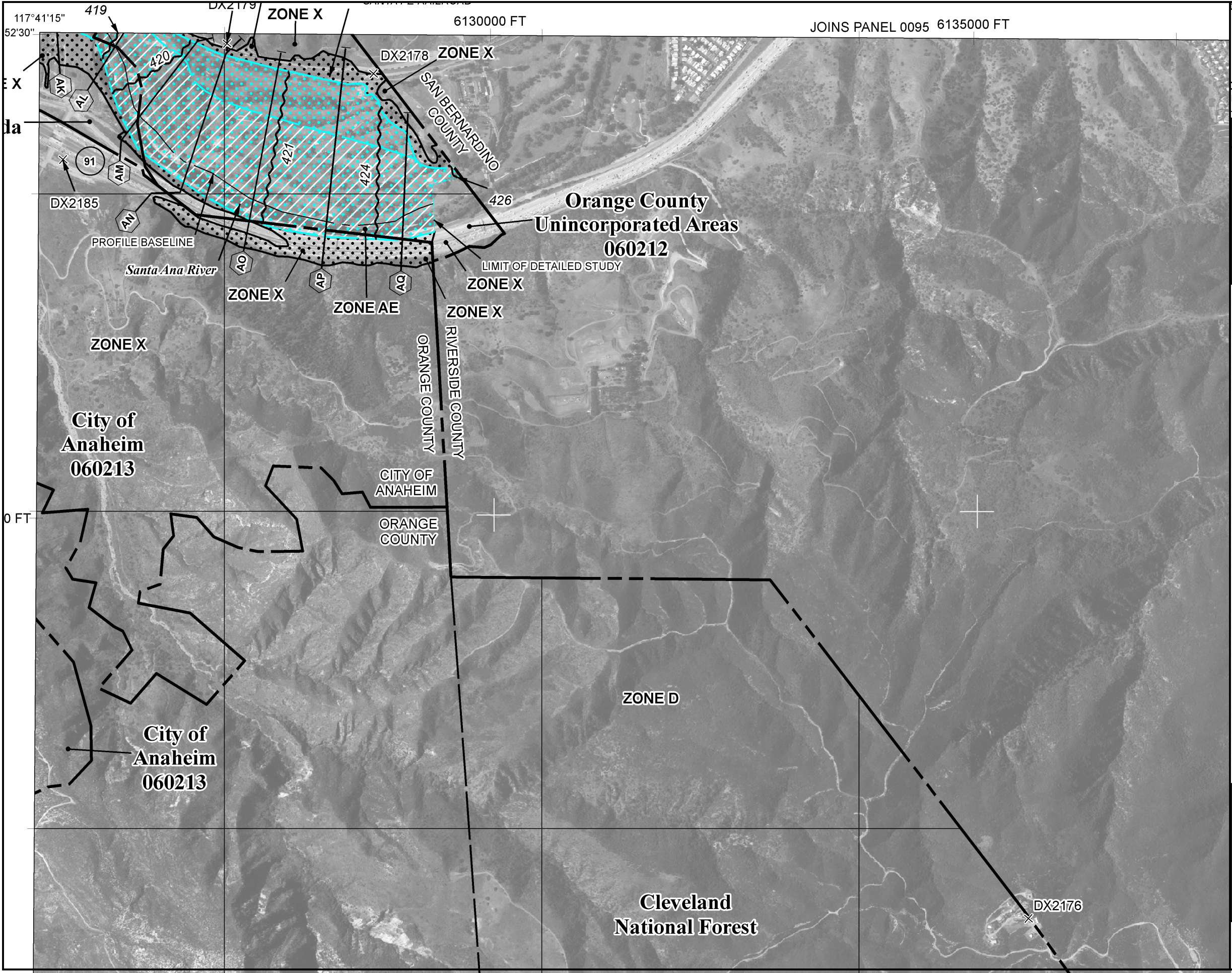
MAP REVISED

DECEMBER 3, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov





NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0185J

FIRM

FLOOD INSURANCE RATE MAP

ORANGE COUNTY, CALIFORNIA AND INCORPORATED AREAS

PANEL 185 OF 539

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ANAHEIM, CITY OF	060213	0185	J
ORANGE COUNTY	060212	0185	J
YORBA LINDA, CITY OF	060238	0185	J

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

FEDERAL EMERGENCY MANAGEMENT AGENCY

MAP NUMBER

06059C0185J

MAP REVISED

DECEMBER 3, 2009

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